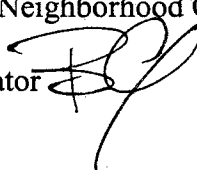


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



11 DCMR 350.4(d)

Memo to: Nancy MacWood, Chair, Advisory Neighborhood Commission 3C
Deborah Lindeman, Advisory Neighborhood Commissioner, SMD 3C02

From: Bill Crews, Zoning Administrator 

Date: May 15, 2006

Re: Wardman Park JBG Hotel – Condo Development Project

You have requested an interpretation by the Zoning Administrator on whether the proposal by the JBG Companies (JBG) to modify the layout of the Marriott Wardman Park Hotel through demolition and construction of various parts of the hotel and construction of a new underground parking structure, along with an condominium addition to the building is allowed as a matter of right under the Zoning Regulations of the District of Columbia.

I have reviewed the information provided by JBG on current and proposed area measurements for total hotel gross square footage and total hotel square footage devoted to function rooms, exhibit space and commercial adjuncts. I have also considered the issues you have raised in various email correspondence with me.

After careful review and with a caveat described later, I have determined that the proposed changes and additions do not violate the zoning regulations and can proceed as a matter of right. The total gross square feet of the hotel as well as the total square feet for hotel function rooms, exhibit space and commercial adjuncts are not increased under the current proposal. I caveat this determination in that the calculations provided by JBG are preliminary and that the Office of the Zoning Administrator staff will have to ensure that all submitted plans cumulatively comply with the zoning requirements. And any certificates of occupancy will be issued only after careful inspection to ensure final compliance with the zoning regulations.

I have also reviewed the parking space requirements and proposed changes and can confirm that required parking spaces are provided.

It is also my interpretation that the condominium addition will be separate from the hotel although part of the same building. This complies with the zoning regulations in that mixed use buildings are allowed.

Should you have any questions or desire further explanation, I will be happy to meet with you.

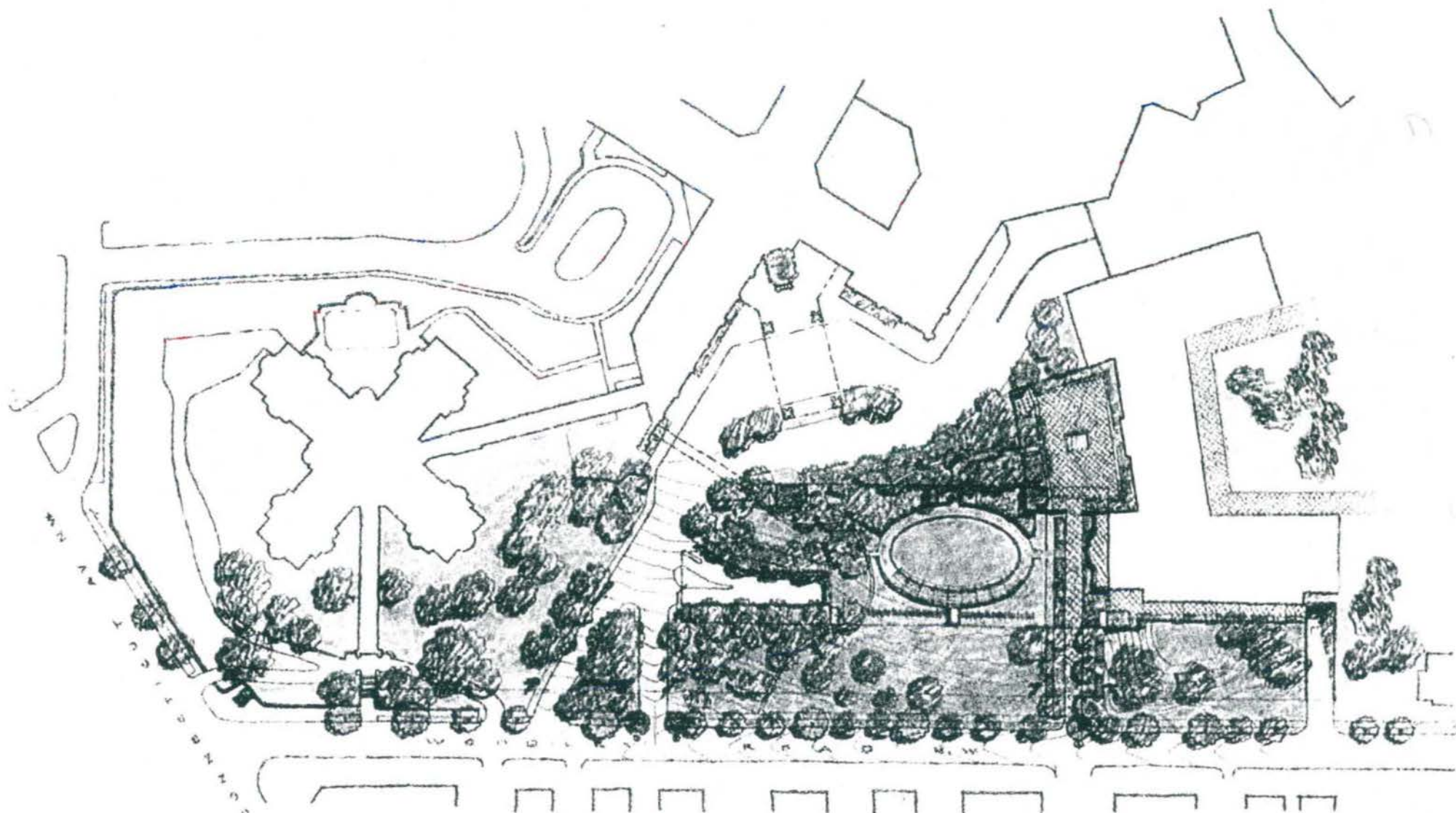
BOARD OF ZONING ADJUSTMENT 4576 to discuss and schedule an appointment.
District of Columbia

CASE NO. 17538 941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002 Board of Zoning Adjustment
EXHIBIT NO. 24 Phone: (202) 442-4576 Fax: (202) 442-4871 District of Columbia
CASE NO. 17538
EXHIBIT NO. 24



What is Proposed: An East-West Garage & New Condominium

•



REMOVED START TREES
 1 1/2" DIAM
 2 1/2" DIAM
 3 1/2" DIAM

1" = 20' 0"

W. A. D. H. 1
 FEBRUARY 1900



MARRIOT WARDMAN PARK
 J.B.G.

MEMORANDUM

TO: Bill Crews
Zoning Administrator

CC: Ilan Scharfstein
Matt Valentini

FROM: Richard B. Nettler

DATE: March 10, 2006

RE: Marriott Wardman Park Hotel, 2660 Woodley Road N.W.
Our File No. 092218.0014

As a follow up to my memo of last week on the loading dock, the following provides you with the additional information requested regarding both the function area space and the condominium addition to the existing hotel:

Section 350.4(d) of the zoning regulations, which permits hotels in existence prior to May 16, 1980 in the R-5 zone districts to continue operating as a matter of right, only prohibits increases in those portions of the gross floor area of the hotel devoted to function rooms, exhibit space, and commercial adjuncts. The provision clearly states that the hotel may be renovated, remodeled, or structurally altered and does not prohibit either the relocation or expansion of service uses like parking facilities and loading docks, nor does it preclude the construction of additions which house matter-of-right uses like the residential condominium structure proposed for the site. The provision reads as follows:

The following uses are permitted as a matter of right in an R-5 District:

* * *

Hotel, only in R-5-B, R-5-C, R-5-D, or R-5-E Districts, in existence as of May 16, 1980, with a valid Certificate of Occupancy or a valid application for a building permit; provided, that the gross floor area of the hotel may not be increased and the total area within the hotel devoted to function rooms, exhibit space, and commercial adjuncts may not be increased. An existing hotel may be repaired, renovated, remodeled, or structurally altered;

Existing Conditions. The Board of Zoning Adjustment ("Board") decisions I left with you when we met deal with a number of issues related to the development of the Marriott Wardman Park site for the existing hotel. When construction was completed years ago, the Board agreed that the measuring point for the improvements would be calculated from the front of the hotel facing Woodley Road, since the hotel (insofar as it is located in a R-5-B district) was setback 90 feet from all lot lines.¹ The Hotel is presently improved with a number of components known as the Park Tower, the Wardman Tower and the Main building. They are each connected to each other by a "communication" at or above the ground floor, and thus are treated as one single structure.² In addition, the site is also improved with a loading dock and a junior ballroom on the west of the site.

Proposed Construction. The Marriott Wardman Park Hotel site will be improved with a new underground garage for the hotel and a residential condominium structure on the site of the present junior ballroom and western loading dock and surface parking lot; and, beneath this residential condominium structure, a new fitness center for hotel use, as well as an additional underground garage for both hotel use and condominium unit owner use. It is also anticipated that the Wardman Tower will be converted to residential condominium use. The gross square footage of the hotel will be decreased. The space devoted to function rooms, exhibit space, or commercial adjuncts will remain constant (as indicated on the attached exhibit) and the new residential condominium structure will be connected to the Marriott Wardman Park Hotel by a "communication" at or above the ground floor, as are the Wardman Tower and Park Tower structures. In addition, the height of the new residential condominium structure will be 90 feet, as all above-ground portions of the structure will be set back at least ninety (90) feet from all lot lines.

Attached to this memo are exhibits which provide you with information regarding the floor area ratio at the end of each of three phases of development proposed for the site: post hotel garage construction; post junior ballroom construction; and in the final condition. As mentioned earlier, included with these exhibits are the owner's function area calculations that show no increase in such space. The Phase II calculations demonstrate that 831 square feet will be added to the project (in the Wardman Park East Garage). Phase III shows a net reduction in hotel gross floor area of 81,604 square feet (through the removal of the existing Cotillion structure and changes to the Main Lobby Level Plan). Phase IV increases the hotel GFA by 3,515 square feet, for a *total reduction* of approximately 77,258 square feet in hotel GFA over the life of the project. Additionally, a parking tabulation that correlates to these phases is included for your reference.

As we discussed with you briefly on Wednesday, March 6, 2006, we are willing to, upon final inspection of the new junior ballroom, return the certificate of occupancy for the existing

¹ Section 400.5 of the zoning regulations provides that "[a] building or other structure may be erected to a height not exceeding ninety feet (90 ft.); provided, that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.

² The zoning regulations define a building as "a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure *below* the main floor shall not be construed as making the structure one (1) building."

cotillion space so as to disable that space and not, between phases of construction, result in any net increase in function space.

Finally, the context plan for the residential condominium (which will be built utilizing the existing unused density on the site) has been modified to show that the condominium structure is connected to the hotel as indicated above and is a minimum of ninety (90) feet from each property line.

You mentioned in our discussion on Wednesday that you were concerned about the setback of the underground parking garage in the new Wardman West Condominium building from the Woodley Road and western property boundaries. Although the building above grade will be set back a minimum of ninety (90) feet from each property line, it is required to be situated as such because of Section 400.5 of the zoning regulations, which states "A building or other structure may be erected to a height not exceeding ninety feet (90'); provided, that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure *above the natural grade.*" (Emphasis added). As the R-5-B zone district normally would allow only a 50' building, that requirement may be exceeded so long as the setback is increased. There is no such requirement for the underground garage, which is below grade and entirely within the property boundaries.

We understand that the Advisory Neighborhood Commission has stated that it will not take any further action until you provide it with an opinion that our proposed development of the site is, based on the plans and representations made to you by the property owner, consistent with current zoning regulations. We would appreciate the opportunity to meet with you before you render a final opinion, so that we may provide additional information or answer any questions you may have. In any event, however, we request that you confirm that our position is correct no later than March 16th, so that the consideration and discussion of this project at the meeting of the Advisory Neighborhood Commission scheduled for March 20th may be meaningful.

We appreciate your cooperation and remain available to provide you with any additional information you may need.



THE JBG COMPANIES

Marriott
WARDMAN PARK HOTEL

ACG
ARCHITECTS

Project Name: Marriott Wardman Park Hotel
Project Location: Washington, D.C.
Date of Report: 2nd March 2006

Function Income Area Calculations

Floor Location	Room Name	Existing Area*	Proposed Area	Net Change in Area
Park Tower Second Floor	New Fitness Center	0	5,070	5,070
Park Tower Fourth Floor	New Fitness Center	0	5,070	5,070
Mezzanine Level	New Junior Ballroom	0	9,800	9,800
Mezzanine Level	Meeting Room (Next to New Restrooms)	0	784	784
Mezzanine Level	Cotillion Ballroom	3,556	0	-3,556
Mezzanine Level	Lanai Room 160	384	0	-384
Mezzanine Level	Johnson Meeting Room	475	0	-475
Mezzanine Level	Lanai Room 144	475	0	-475
Mezzanine Level	Health Club Locker Rooms	1,800	0	-1,800
Mezzanine Level	Fitness Center ("Early Lights")	4,450	0	-4,450
Lobby Level	Cotillion Ballroom	6,890	0	-6,890
Wardman Lobby Level	Embassy Meeting Room	312	0	-312
Wardman Lobby Level	Congressional Meeting Room	720	0	-720
Wardman Basement Level	Nathan Hale Meeting Room	966	0	-966
Wardman Basement Level	Ethan Allen Meeting Room	312	0	-312
Wardman Basement Level	Thomas Paine Meeting Room	384	0	-384
Total Net Change in Function Income Area				0

-20,724

-20,724

* Existing Areas provided by Marriott Wardman Park Hotel.

**These calculations are preliminary and will vary with further existing building information and development of the drawings.

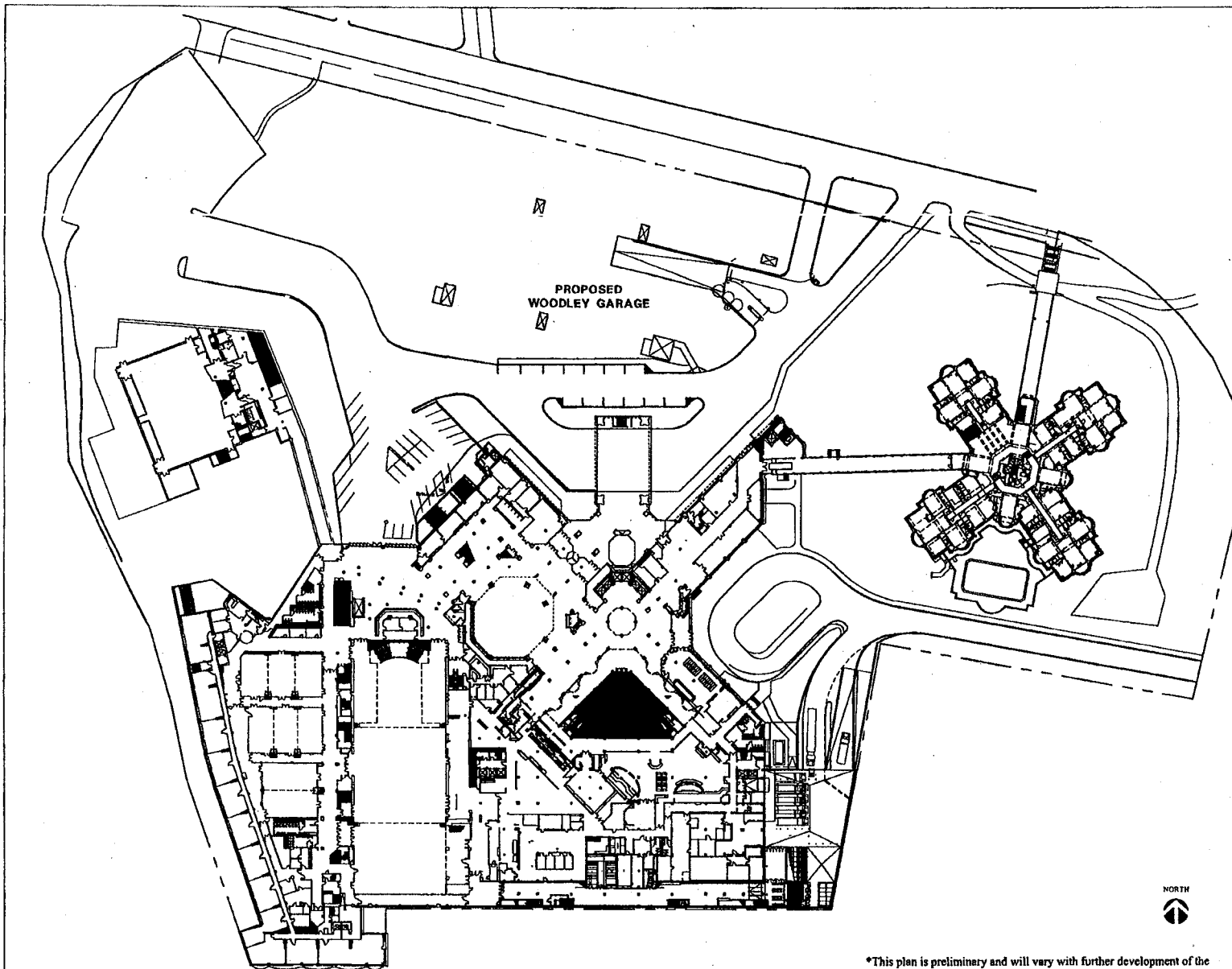


Phase II - Wardman Garage 3.09.06

Existing (Post Phase I - Loading Dock)								Proposed							
Floor Area Ratio (FAR) Calculations								Floor Area Ratio (FAR) Calculations							
Floor Level	Gross Building Area	Deductions for Shafts, Chases, Alcoves, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Chargeable Area	Floor Level	Gross Building Area	Deductions for Shafts, Chases, Alcoves, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Chargeable Area
Park Tower								Park Tower							
Ground Floor	37,773	14	37,759	289	1,032	28.00%	10,574	Ground Floor	37,773	14	37,759	289	1,032	28.00%	10,574
First Floor	38,097	380	37,717	540	1,109	48.69%	18,365	First Floor	38,097	380	37,717	540	1,109	48.69%	18,365
Second Floor	44,772	1,160	43,612	592	1,101	53.77%	23,430	Second Floor	44,772	1,160	43,612	592	1,101	53.77%	23,430
Third Floor	50,945	920	50,025	621	1,213	51.20%	25,610	Third Floor	50,945	920	50,025	621	1,213	51.20%	25,610
Fourth Floor	68,869	2,955	65,914	903	1,734	52.08%	34,325	Fourth Floor	68,869	2,955	65,914	903	1,734	52.08%	34,325
Fifth Floor	98,950	5,618	93,332	1,236	2,361	52.35%	48,860	Fifth Floor	98,950	5,618	93,332	1,236	2,361	52.35%	48,860
Collision Garage								Collision Garage							
Collision Garage Level 'A'	16,513	114	16,399	63	616	10.23%	1,677	Collision Garage Level 'A'	16,513	114	16,399	63	616	10.23%	1,677
Collision Garage Level 'B'	16,525	114	16,411	170	615	27.64%	4,536	Collision Garage Level 'B'	16,525	114	16,411	170	615	27.64%	4,536
Collision Garage Level 'C'	22,416	0	22,416	458	697	65.71%	14,730	Collision Garage Level 'C'	22,416	0	22,416	458	697	65.71%	14,730
Collision Garage Level 'D'	22,408	2,447	19,961	696	696	100.00%	19,961	Collision Garage Level 'D'	22,408	2,447	19,961	696	696	100.00%	19,961
Wardman Park East Garage								Wardman Park East Garage							
Level P1	17,190	488	16,702	0	0	0.00%	0	Level P1	17,190	488	16,702	0	0	0.00%	0
Level P2	42,525	694	41,831	0	0	0.00%	0	Level P2	42,525	694	41,831	0	0	0.00%	0
Level P3	42,525	694	41,831	0	0	0.00%	0	Level P3	42,525	694	41,831	0	0	0.00%	0
Exhibition Level/Park Tower 6th Floor								Exhibition Level/Park Tower 6th Floor							
Main Building	178,901	2,087	176,814	1,149	2,648	43.39%	76,722	Main Building	178,901	2,087	176,814	1,149	2,648	43.39%	76,722
Wardman Tower	1,284	0	1,284	91	170	53.53%	687	Wardman Tower	1,284	0	1,284	91	170	53.53%	687
Exhibition Mezzanine/Park Tower 7th Floor								Exhibition Mezzanine/Park Tower 7th Floor							
Main Building & Wardman Tower	193,135	157,728	35,407	1,093	4,182	26.14%	9,234	Main Building & Wardman Tower	193,135	157,728	35,407	1,093	4,182	26.14%	9,234
Main Lobby Level/Park Tower 8th Floor								Main Lobby Level/Park Tower 8th Floor							
Wardman Park East Garage	250,061	9,464	240,597	5,088	5,088	100.00%	240,597	Wardman Park East Garage	250,061	9,464	240,597	5,088	5,088	100.00%	240,597
Mezzanine Level/Park Tower 9th Floor								Mezzanine Level/Park Tower 9th Floor							
Main Building	192,469	62,955	129,514	3,767	3,767	100.00%	129,514	Main Building	192,469	62,955	129,514	3,767	3,767	100.00%	129,514
Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	20,995	Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	20,995
Wardman Tower								Wardman Tower							
Third Floor	21,607	484	21,123	1,110	1,110	100.00%	21,123	Third Floor	21,607	484	21,123	1,110	1,110	100.00%	21,123
Fourth Floor	21,591	494	21,097	1,120	1,120	100.00%	21,097	Fourth Floor	21,591	494	21,097	1,120	1,120	100.00%	21,097
Fifth Floor	21,580	479	21,101	1,108	1,108	100.00%	21,101	Fifth Floor	21,580	479	21,101	1,108	1,108	100.00%	21,101
Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	20,917	Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	20,917
Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%	20,931	Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%	20,931
Eighth Floor	20,564	453	20,111	1,091	1,091	100.00%	20,111	Eighth Floor	20,564	453	20,111	1,091	1,091	100.00%	20,111
Center Tower								Center Tower							
Second Floor	46,466	1,078	45,388	2,122	2,122	100.00%	45,388	Second Floor	46,466	1,078	45,388	2,122	2,122	100.00%	45,388
Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181
Proposed Subtotals	1,893,510	260,873	1,632,637				1,203,974	Proposed Subtotals	1,894,549	261,081	1,633,468				1,204,805
Allowable GFA by FAR								Allowable GFA by FAR							
1,404,500								1,404,500							
Available GFA limited by FAR								Available GFA limited by FAR							
200,526								200,526							

* Gross Floor Area as defined by the DC Office of Zoning - the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings. The term "gross floor area" shall include basements, elevator shafts, and stairwells at each story, floor space used for mechanical equipment (with structural headroom of six feet, six inches (6ft., 6 in.), or more); interior balconies; and mezzanines. The term "gross floor area" shall not include cellars and outside balconies that do not exceed a projection of six feet (6ft.) beyond the exterior walls of the building.

* These calculations are preliminary and will vary with further developments of the drawings.



*This plan is preliminary and will vary with further development of the drawings.

ACG ARCHITECTS

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1439 SPRINGHILL RD., SUITE 104
MCLEAN, VIRGINIA 22102
703.749.4543 FAX 703.749.9016

ACG Architects, PC, is a professional corporation organized under the laws of the State of Virginia. It is a member of the American Institute of Architects (AIA) and the National Association of Architects and Engineers (NAAB). It is also a member of the National Association of Professional Engineers (NAPE) and the National Association of Professional Engineers and Surveyors (NAPE&S).

CONSULTANTS



Marriott
WARDMAN PARK

1400 Woodley Park, N.W., Washington, D.C. 20004



THE JBG COMPANIES

NAME	DATE

Sheet No.
**PHASE II
PLAN**

DATE 05/01/00	DATE 7/10/00
BY JBG	BY JBG
CHECKED BY JBG	CHECKED BY JBG

Scale 1/8" = 1'-0"

SK-01

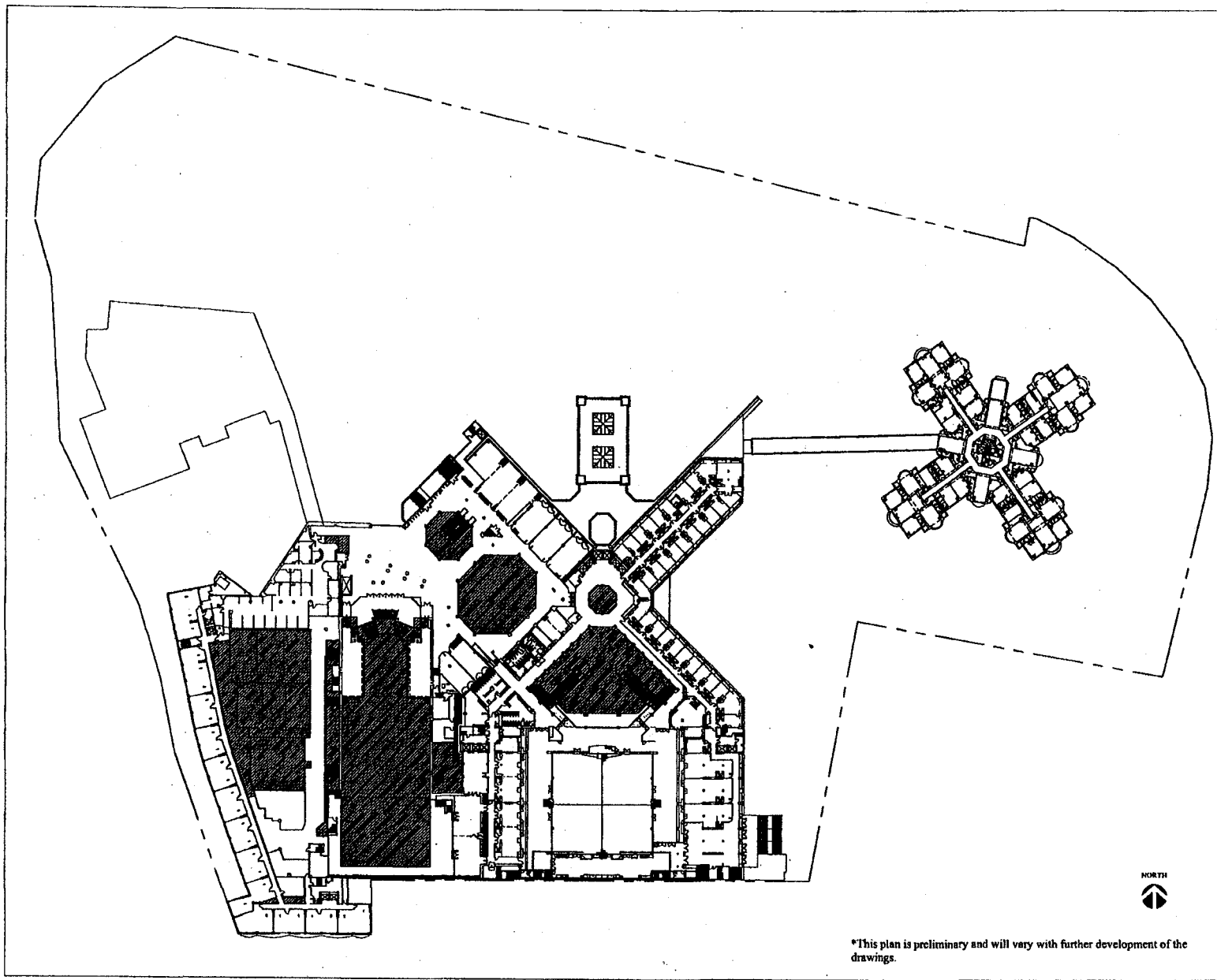


Phase III - Junior Ballroom 3.09.06

Existing (Post Phase II - Wardman Garage)										Proposed									
Floor Area Ratio (FAR) Calculations										Floor Area Ratio (FAR) Calculations									
Floor Level	Gross Building Area	Deductions for Shafts, Chases, Stairways, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Chargeable Area			Floor Level	Gross Building Area	Deductions for Shafts, Chases, Stairways, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Chargeable Area		
Park Tower										Park Tower									
Ground Floor	37,773	14	37,759	289	1,032	28.00%	10,574			Ground Floor	37,773	14	37,759	289	1,032	28.00%	10,574		
First Floor	38,097	380	37,717	540	1,109	48.89%	18,365			First Floor	38,097	380	37,717	540	1,109	48.89%	18,365		
Second Floor	44,772	1,160	43,612	592	1,191	55.77%	21,430			Second Floor	44,772	1,160	43,612	592	1,191	55.77%	21,430		
Third Floor	50,945	920	50,025	621	1,213	51.20%	25,610			Third Floor	50,945	920	50,025	621	1,213	51.20%	25,610		
Fourth Floor	68,869	2,955	65,914	903	1,734	52.08%	34,335			Fourth Floor	68,869	2,955	65,914	903	1,734	52.08%	34,335		
Fifth Floor	98,950	5,618	93,332	1,236	2,261	52.35%	48,460			Fifth Floor	98,950	5,618	93,332	1,236	2,261	52.35%	48,460		
Collision Garage										Collision Garage									
Collision Garage Level 'A'	16,513	114	16,399	63	616	10.23%	1,677			Collision Garage Level 'A'	0	0	0	0	0	0.00%	0		
Collision Garage Level 'B'	16,515	114	16,411	170	615	27.44%	4,536			Collision Garage Level 'B'	0	0	0	0	0	0.00%	0		
Collision Garage Level 'C'	22,416	0	22,416	458	697	65.71%	14,730			Collision Garage Level 'C'	0	0	0	0	0	0.00%	0		
Collision Garage Level 'D'	22,408	2,447	19,961	696	696	100.00%	19,961			Collision Garage Level 'D'	0	0	0	0	0	0.00%	0		
Wardman Park East Garage										Wardman Park East Garage									
Level P1	17,190	488	16,702	0	0	0.00%	0			Level P1	17,190	488	16,702	0	0	0.00%	0		
Level P2	42,525	694	41,831	0	0	0.00%	0			Level P2	42,525	694	41,831	0	0	0.00%	0		
Level P3	42,525	694	41,831	0	0	0.00%	0			Level P3	42,525	694	41,831	0	0	0.00%	0		
Exhibition Level/Park Tower 6th Floor										Exhibition Level/Park Tower 6th Floor									
Main Building	178,901	2,087	176,814	1,149	2,648	43.39%	76,722			Main Building	178,901	2,087	176,814	1,149	2,648	43.39%	76,722		
Wardman Tower	1,284	0	1,284	91	170	53.53%	687			Wardman Tower	1,284	0	1,284	91	170	53.53%	687		
Exhibition Mezzanine/Park Tower 7th Floor										Exhibition Mezzanine/Park Tower 7th Floor									
Main Building & Wardman Tower	193,135	157,728	35,407	1,093	4,182	26.14%	9,254			Main Building & Wardman Tower	193,135	157,728	35,407	1,093	4,182	26.14%	9,254		
Main Lobby Level/Park Tower 8th Floor										Main Lobby Level/Park Tower 8th Floor									
Wardman Park East Garage	230,061	9,464	240,597	5,088	5,088	100.00%	240,597			Wardman Park East Garage	230,061	9,464	240,597	5,088	5,088	100.00%	240,597		
Mezzanine Level/Park Tower 9th Floor										Mezzanine Level/Park Tower 9th Floor									
Main Building	192,469	62,955	129,514	3,767	3,767	100.00%	129,514			Main Building	192,469	62,955	129,514	3,767	3,767	100.00%	129,514		
Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	20,995			Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	20,995		
Wardman Tower										Wardman Tower									
Third Floor	21,607	484	21,123	1,110	1,110	100.00%	21,123			Third Floor	21,607	484	21,123	1,110	1,110	100.00%	21,123		
Fourth Floor	21,591	494	21,097	1,120	1,120	100.00%	21,097			Fourth Floor	21,591	494	21,097	1,120	1,120	100.00%	21,097		
Fifth Floor	21,580	479	21,101	1,108	1,108	100.00%	21,101			Fifth Floor	21,580	479	21,101	1,108	1,108	100.00%	21,101		
Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	20,917			Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	20,917		
Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%	20,931			Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%	20,931		
Eighth Floor	20,564	453	20,111	1,091	1,091	100.00%	20,111			Eighth Floor	20,564	453	20,111	1,091	1,091	100.00%	20,111		
Center Tower										Center Tower									
Second Floor	46,466	1,078	45,388	2,122	2,122	100.00%	45,388			Second Floor	46,466	1,078	45,388	2,122	2,122	100.00%	45,388		
Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181			Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181		
Proposed Subtotals	1,894,549	261,081	1,633,468				1,204,805			Proposed Subtotals	1,797,959	246,031	1,551,928				1,157,547		
Allowable GFA by FAR										1,404,500									
Available GFA limited by FAR										129,695									

* Gross Floor Area as defined by the DC Office of Zoning - the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings. The term "gross floor area" shall include basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment (with structural headroom of six feet, six inches (6ft., 6 in.), or more); interior balconies; and mezzanines. The term "gross floor area" shall not include cellars and outside balconies that do not exceed a projection of six feet (6ft.) beyond the exterior walls of the building.

* These calculations are preliminary and will vary with further developments of the drawings.



*This plan is preliminary and will vary with further development of the drawings.

ACG ARCHITECTS

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MCLEAN, VIRGINIA 22102
703.749.4543 FAX 703.749.9016

Principal: [Name]
Associate: [Name]
Architect: [Name]
Draftsman: [Name]
Consultant: [Name]
Contractor: [Name]



Marriott
WARDMAN PARK

3000 Bradley Blvd., NW, Washington, D.C. 20007



THE JBG COMPANIES

NO.	DATE

Sheet No.
**PHASE III
PLAN**

Date: 5/10/00	Scale: 1"=40'-0"
Job No: 001	By: [Name]
Drawn By:	

SK-02

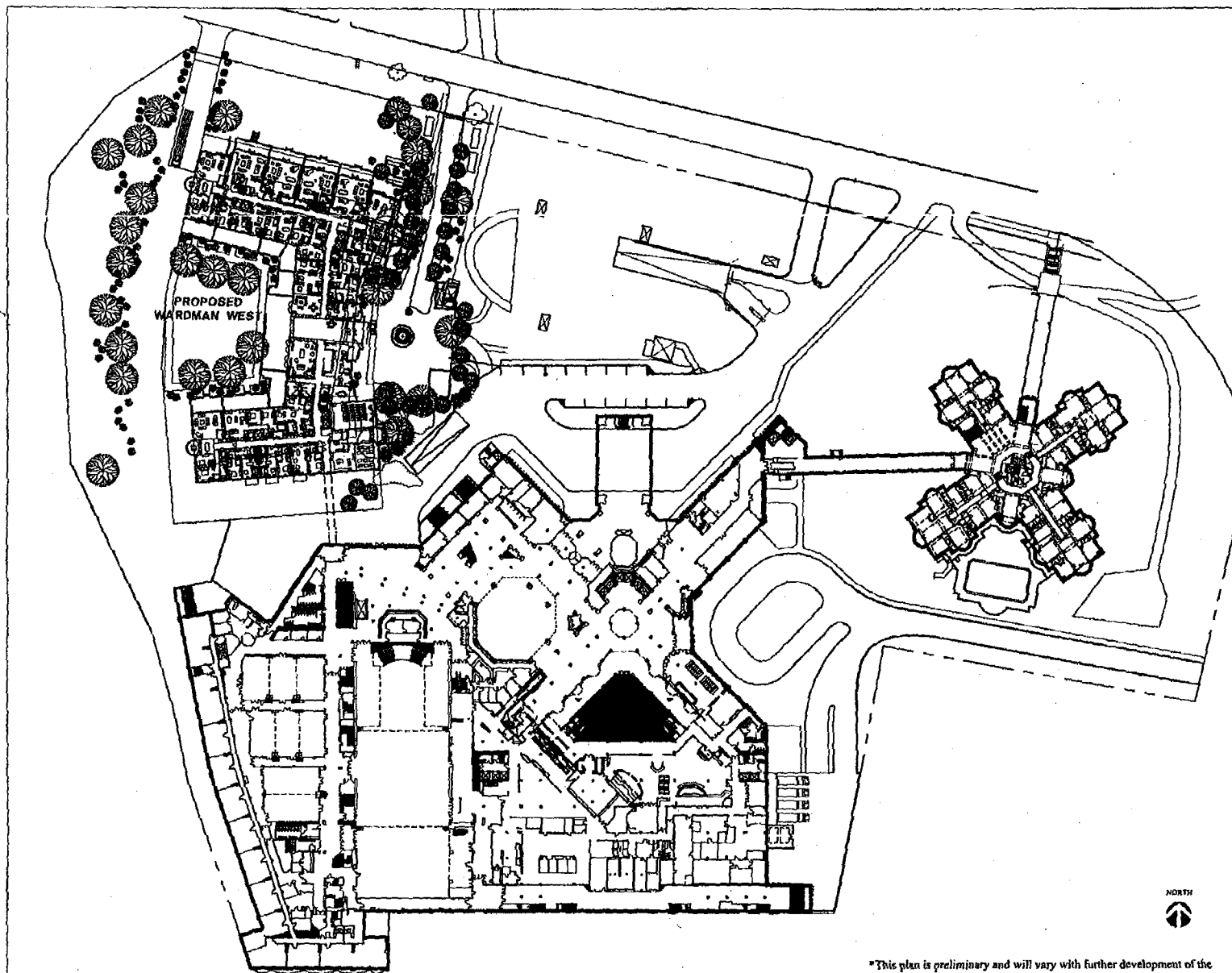


Phase IV - Wardman West 3.09.06

Existing (Post Phase III - Junior Ballroom)							Proposed								
Floor Area Ratio (FAR) Calculations							Floor Area Ratio (FAR) Calculations								
Floor Level	Gross Building Area	Deductions for Shafts, Chases, Attic, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Floor Level	Gross Building Area	Deductions for Shafts, Chases, Attic, etc.	Gross Floor Area*	Chargeable Perimeter	Total Perimeter	% Chargeable Perimeter	Chargeable Area	
Park Tower							Park Tower								
Ground Floor	37,773	14	37,759	289	1,032	28.00%	Ground Floor	37,773	14	37,759	289	1,032	28.00%	10,574	
First Floor	38,097	380	37,717	540	1,102	48.69%	First Floor	37,295	380	36,915	511	1,077	47.45%	17,515	
Second Floor	44,772	1,160	43,612	592	1,101	53.77%	Second Floor	44,871	1,160	43,711	592	1,130	52.39%	22,809	
Third Floor	50,945	920	50,025	621	1,213	51.20%	Third Floor	50,945	920	50,025	621	1,213	51.20%	25,610	
Fourth Floor	68,869	2,955	65,914	903	1,724	52.08%	Fourth Floor	68,725	2,955	65,768	902	1,727	52.23%	34,350	
Fifth Floor	98,930	5,618	93,312	1,236	2,361	52.35%	Fifth Floor	99,518	5,618	93,900	1,081	2,363	45.75%	43,139	
Collision Garage							Collision Garage								
Collision Garage Level 'A'	0	0	0	0	0	0.00%	Collision Garage Level 'A'	0	0	0	0	0	0.00%	0	
Collision Garage Level 'B'	0	0	0	0	0	0.00%	Collision Garage Level 'B'	0	0	0	0	0	0.00%	0	
Collision Garage Level 'C'	0	0	0	0	0	0.00%	Collision Garage Level 'C'	0	0	0	0	0	0.00%	0	
Collision Garage Level 'D'	0	0	0	0	0	0.00%	Collision Garage Level 'D'	0	0	0	0	0	0.00%	0	
Wardman Park East Garage							Condo Garage/Finest Center								
Level P1	17,190	418	16,772	0	0	0.00%	Condo Garage Level 'P2/Park Tower 3rd'								
Level P2	42,525	694	41,831	0	0	0.00%	Woodley Garage 'P2'	127,231	407	126,824	80	2,451	3.25%	4,121	
Level P3	42,525	694	41,831	0	0	0.00%	Condo Garage Level 'P2/Park Tower 4th'								
							Woodley Garage 'P2'	134,728	2,172	132,556	24	2,594	0.93%	1,236	
Exhibition Level/Park Tower 6th Floor							Condo Garage Level 'P1/Park Tower 5th'	87,650	16,711	70,939	0	1,468	0.00%	0	
Main Building	178,901	2,087	176,814	1,149	2,648	43.39%	Woodley Garage (East Garage)								
Wardman Tower	1,384	0	1,384	91	176	51.53%	Woodley Garage Level 'P1/Park Tower 5th'	43,545	427	42,918	0	982	0.00%	0	
Exhibition Mezzanine/Park Tower 7th Floor															
Main Building & Wardman Tower	193,135	157,728	35,407	1,095	4,182	26.14%	Exhibition Level/Park Tower 6th Floor	367,527	88,349	179,178	1,149	4,172	37.54%	49,347	
Main Lobby Level/Park Tower 8th Floor	220,851	8,645	222,204	4,258	4,258	100.00%	Main Building & Condo Garage	1,384	0	1,384	91	176	53.53%	687	
Wardman Park East Garage	1,039	208	831	191	191	100.00%	Exhibition Mezzanine/Park Tower 7th Floor								
Mezzanine Level/Park Tower 9th Floor							Main Building, Wardman Tower	281,955	243,993	37,962	1,093	5,708	19.13%	7,269	
Main Building	192,951	51,399	141,552	2,366	2,366	100.00%	Main Lobby Level/Park Tower 8th Floor	232,126	8,645	223,481	4,301	4,301	100.00%	223,481	
Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	Wardman Park East Garage, Health Club Lobby	1,039	208	831	191	191	100.00%	831	
Wardman Tower															
Third Floor	21,607	484	21,123	1,110	1,110	100.00%									
Fourth Floor	21,391	494	20,897	1,120	1,120	100.00%	Mezzanine Level/Park Tower 9th Floor								
Fifth Floor	21,280	479	20,801	1,081	1,081	100.00%	Main Building, Health Club Lobby	193,383	53,769	139,814	2,413	2,413	100.00%	139,814	
Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	Wardman Tower Second Floor	21,474	479	20,995	1,149	1,149	100.00%	20,995	
Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%									
Eighth Floor	20,561	433	20,128	1,091	1,091	100.00%	Wardman Tower								
							Third Floor	21,607	484	21,123	1,110	1,110	100.00%	21,123	
Center Tower							Fourth Floor	21,591	494	21,097	1,120	1,120	100.00%	21,097	
Second Floor	46,466	1,078	45,388	2,122	2,122	100.00%	Fifth Floor	21,580	479	21,101	1,108	1,108	100.00%	21,101	
Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Sixth Floor	21,394	477	20,917	1,092	1,092	100.00%	20,917	
Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Seventh Floor	21,404	473	20,931	1,107	1,107	100.00%	20,931	
Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Eighth Floor	20,561	433	20,111	1,091	1,091	100.00%	20,111	
Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%									
Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Center Tower								
Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Second Floor	45,274	1,078	44,196	1,901	1,901	100.00%	44,196	
Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Third Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	Fourth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Fifth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Sixth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Seventh Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Eighth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Ninth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Tenth Floor	45,259	1,078	44,181	1,903	1,903	100.00%	44,181	
							Wardman West Tower								
							First Floor	35,931	221	35,710	1,360	1,360	100.00%	35,710	
							Second Floor	35,931	1,639	34,292	1,326	1,326	100.00%	34,292	
							Third Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Fourth Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Fifth Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Sixth Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Seventh Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Eighth Floor	35,280	221	34,979	1,326	1,326	100.00%	34,979	
							Penthouses	32,333	221	32,112	1,360	1,360	100.00%	32,112	
Proposed Subtotal	1,797,559	246,831	1,550,728				Proposed Subtotal	2,547,248	412,155	2,135,093				1,481,792	
Allowable GFA by FAR							1,404,500	Allowable GFA by FAR							1,484,500
Available GFA limited by FAR							246,952	Available GFA limited by FAR							2,500

* Gross Floor Area as defined by the DC Office of Zoning - the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings. The term "gross floor area" shall include basements, elevator shafts, and stairwells in each story; floor space used for mechanical equipment (with mechanical hooded off at least six inches (6") in each direction); and mezzanines. The term "gross floor area" shall not include eaves and outside balconies that do not exceed a projection of six feet (6') beyond the exterior walls of the building.

* These calculations are preliminary and will vary with further developments of the drawings.



*This plan is preliminary and will vary with further development of the drawings.

ACG ARCHITECTS

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Marrriott
WARDMAN PARK

3000 Woodley Road, NW, Washington, D.C. 20008



THE JBG COMPANIES

NO.	DATE

Sheet No.
PHASE IV
PLAN

DATE	DATE
BY	BY
APP	APP
SCALE	SCALE

SK-03

Marriott Wardman Park Hotel

Parking Plan by Phase

	Phase I	Phase II	Phase III	Phase IV
	1334 room Hotel; Loading Dock under construction	1334 room Hotel; Loading Dock complete; East Garage complete	1334 room Hotel; Valet Lot & Cotillion Garage demolished; Junior Ballroom complete	1160 room Hotel; Wardman West complete; Wardman Tower Conversion complete
Cotillion Garage:	160	160	0	0
Park Tower Garage				
Hotel spaces:	315	315	315	315
Condo spaces:	0	0	0	0
East Garage				
Hotel spaces:	0	284	284	134
Condo spaces:	0	0	0	150
Wardman West Garage				
Hotel spaces:	0	0	0	169
Condo spaces:	0	0	0	290
Valet Lot:	128	128	0	0
Porte Cochere:	15	15	15	15
Front Drive:	7	7	12	12
Wardman Tower lot				
Hotel spaces:	12	12	12	0
Condo spaces:	0	0	0	12
TOTAL	637	921	638	1097
Total Hotel spaces:	637	921	638	645
Total Condo spaces:	0	0	0	452
# Condo units				
Park Tower:	0	0	0	0
spaces/unit	n/a	n/a	n/a	n/a
Wardman West:	0	0	0	160
spaces/unit	n/a	n/a	n/a	1.81
Wardman Tower:	0	0	0	100
spaces/unit	n/a	n/a	n/a	1.62
Total # Condo units:	0	0	0	260
spaces provided	0	0	0	452
spaces/unit	n/a	n/a	n/a	1.74
zoning required	0	0	0	130
spaces/ unit	n/a	n/a	n/a	0.5
Total # Hotel rooms:	1334	1334	1334	1160
spaces provided	637	921	638	645
spaces/unit	0.48	0.69	0.48	0.56
zoning required	637	637	637	580
spaces/room	0.48 *	0.48 *	0.48 *	0.50

* Inclusive of 60 room Wardman Tower parking credit.

1334 rooms - 60 rooms = 1274 rooms / 2 = 637 spaces

MEMORANDUM

TO: Bill Crews
Zoning Administrator

CC: Ilan Scharfstein
Matt Valentini

FROM: Richard B. Nettler

DATE: February 24, 2006

RE: Enclosure of Loading Dock, Marriott Wardman Park Hotel, 2660 Woodley Road N.W.
Our File No. 092218.0014

Thank you once again for taking the time to meet with members of our development team yesterday and for giving us the opportunity to introduce you to the project.

As we discussed, the Zoning Regulations do not preclude the enclosure of an existing loading dock on the eastern end of the Marriott Wardman to take the place of the loading dock now on the western end of the site, as requested in permit application number 584AA6. Section 350.4(d), which permits hotels in existence prior to May 16, 1980 in the R-5 zone districts to continue operating as a matter of right, only prohibits increases in those portions of the gross floor area of the hotel devoted to function rooms, exhibit space, and commercial adjuncts. The provision clearly states that the hotel may be renovated, remodeled, or structurally altered and does not prohibit either the relocation or expansion of service uses like parking facilities and loading docks. The provision reads as follows:

The following uses are permitted as a matter of right in an R-5 District:

* * *

Hotel, only in R-5-B, R-5-C, R-5-D, or R-5-E Districts, in existence as of May 16, 1980, with a valid Certificate of Occupancy or a valid application for a building permit; provided, that the gross floor area of the hotel may not be increased and the total area within the hotel devoted to function rooms, exhibit space, and commercial adjuncts may not be increased. An existing hotel may be repaired, renovated, remodeled, or structurally altered;

The enclosure of the loading dock does not result in a net gain of gross floor area of the hotel, nor does it increase the floor area devoted to function rooms, exhibit space, or commercial adjuncts. As such, the permit for the enclosure of the loading dock should be issued. We would appreciate your assistance in ensuring that this is done in an expeditious manner.

With regard to the function area space permits being sought, i.e. the relocation of the ballroom, we will provide you with additional information both on the existing and proposed hotel function space by separate memo. This information will confirm the fact that there will be no net gain in floor area devoted to function rooms, exhibit space, or commercial adjuncts.

We thank you for your attention to this matter and look forward to working with you and your staff throughout the duration of the larger permitting process for this project.